



## Wylie Planning and Zoning Commission

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**Minutes**  
**Wylie Planning & Zoning Commission**  
**Tuesday May 1, 2018 – 6:00 pm**  
**Wylie Municipal Complex – Council Chambers**  
**300 Country Club Road, Building 100**

### **CALL TO ORDER**

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The Planning and Zoning Commission was called to order at 6:01 p.m. A quorum was present. Commissioners present were: Chair Ron Smith, Vice Chair Randy Owens, Commissioner Roger Myers, Commissioner Brad Emerson, Commissioner Bryan Rogers, Commissioner Mike McCrossin and Commissioner Jade Duan.

Staff present was Renae' Ollie, Development Services Director, Jasen Haskins, Sr Planner, Kevin Molina, Planner, and Mary Bradley, Administrative Assistant.

### **INVOCATION & PLEDGE OF ALLEGIANCE**

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Commissioner McCrossin gave the Invocation. Commissioner Emerson led the Pledge of Allegiance.

### **CITIZENS COMMENTS**

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Chair Smith opened the Citizens Participation. With no one approaching the Commissioners, Chair Smith closed the Citizen Participation.

### **CONSENT ITEMS**

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Consider and act upon approval of the Minutes from the April 17, 2018, Regular Meeting.

#### **Board Action**

A motion was made by Commissioner McCrossin and seconded by Commissioner Rogers to approve the minutes for April 17, 2018, as submitted. Motion carried 7 – 0.

### **REGULAR AGENDA**

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#### **Regular Hearing**

### **Final Plat Bozman Farm Estates Phase 7**

Consider, and act upon, a recommendation to the City Council regarding a Final Plat for Bozman Farm Estates Phase 7, establishing 195 single family residential lots and three open space lots on 77.37 acres, generally located south of Stone Road and east of Wildflower Lane.

#### **Staff Presentation**

Mr. Haskins stated that the plat for Bozman Farm Estates Phase 7 will create 195 single-family residential lots and three open space lots on 77.37 acres. The property is part of an overall Planned Development Ordinance 2002-52, which is 475.80 acres and not all developed.

The plat is essentially the same as the Preliminary Plat that was approved in April 2017. One change to the final plat is six to eight lots include utility easement that was enlarged from 7.5 feet to 10 feet across the front of the lots. This was required from the Engineering Department.

#### **Board Discussion**

Commissioner Myers questioned who was responsible for the floodplain easements or drainage easements within the development. Ms. Ollie stated that depending upon language on the plat, will determine who is responsible. Commissioner Duan asked about access. Mr. Haskins stated that the Fire Marshall requires a minimum of two entrances into the subdivision, as per the ordinance.

#### **Board Action**

A motion was made by Commissioner Rogers and seconded by Commissioner McCrossin, to recommend approval to the City Council regarding a Final Plat for Bozman Farm Estates Phase 7, establishing 195 single family residential lots and three open space lots on 77.37 acres, generally located south of Stone Road and east of Wildflower Lane. Motion carried 7 – 0.

### **Final Plat Woodbridge Centre Phase II**

Consider, and act upon, a recommendation to the City Council regarding a Final Plat for Woodbridge Centre Phase II, Lots 3, 4A and 4B, Block A; Being a Replat of Lots 3 and 4 Block A, establishing three lots on 3.576 acres. Generally located south of the intersection of FM 544 and Woodbridge Parkway (721 and 731 Woodbridge Parkway).

#### **Staff Presentation**

Mr. Molina stated that the property is located 721 and 731 Woodbridge Parkway. The property is zoned Planned Development 2018-12.

The purpose of the plat is to configure two lots into three lots to allow mini self-storage on Lot 3, retail on Lot 4A and existing parking on Lot 4B.

Commissioner Emerson asked for clarification of the location for the mini-self-storage. Mr. Molina stated that the units for the mini-self storage facility is on Lot 3, which is in the back of the property.

### **Board Action**

A motion was made by Vice Chair Owens, and seconded by Commissioner Duan, to recommend approval to the City Council regarding a Final Plat for Woodbridge Centre Phase II, Lots 3, 4A and 4B, Block A; Being a Replat of Lots 3 and 4 Block A, establishing three lots on 3.576 acres. Generally located south of the intersection of FM 544 and Woodbridge Parkway (721 and 731 Woodbridge Parkway). Motion carried 7 – 0.

Chair Smith reminded the Commissioners of the next meeting on May 15, 2018. The meeting will be held in the Conference Room on the Second Floor.

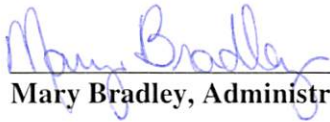
### **ADJOURNMENT**

A motion was made by Commissioner McCrossin, and seconded by Commissioner Myers to adjourn the meeting at 6:17PM. All Commissioners were in consensus.



**Ron Smith, Chair**

**ATTEST:**



**Mary Bradley, Administrative Assistant**